



Update on the Stimson Lumber Mill Site (OU5), Libby, MT Redevelopment Support and Future Plans/Needs

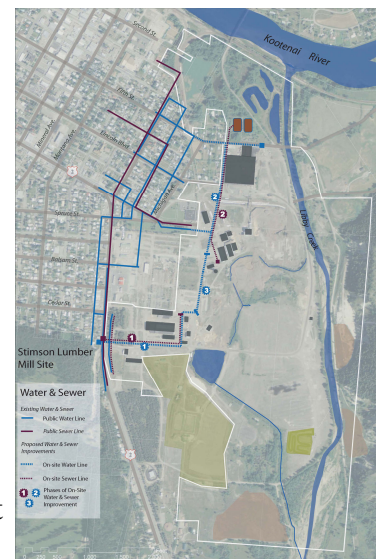
Background/Problem

Libby, Montana, has been tied to the timber industry for more than a century. It was a blow to the whole community when the Stimson Lumber Mill, the town's largest single employer, closed down in January 2003. This was especially devastating since the other large employer, the Vermiculite Mine, closed in 1990. As a result of the economic decline, Governor Judy Martz and Senator Conrad Burns met with the residences of Libby in November 2002 to discuss support from federal, state and local agencies to bring new business opportunities back to Libby.

The Stimson Lumber Mill site has been the focus of substantial public and private financial investment. Although there is extensive support to cleanup and redevelop the Stimson Lumber Mill site, the County planners are not as familiar with understanding the complex process of reuse planning for such a large site (400 acres). Currently, just about any business that is interested in using some of the space is accepted, even if it doesn't fit with the overall economic goals for future development and needs of the community. Thus, in the fall of 2007, EPA's Remedial Project Manager, Kathryn Hernandez, sought out support from the EPA's Superfund Redevelopment Initiative to see what resources and expertise it could provide. As a result, E² was brought in to assist Region 8 and the community in the identification of reuse opportunities, constraints, and key future land use considerations. This planning will help to ensure that future development and reuse opportunities are consistent with additional investigation and cleanup of the site by the EPA. In addition, the planning will ensure that any redevelopment is completed in a more sustainable way by supporting only businesses that the community could most benefit from and lessening future environmental impacts.

Revitalization /Redevelopment Accomplishments to Date

- Lincoln County Commissioners identified the Stimson Lumber Mill site as the focus for redevelopment
- EPA's revitalization support through E² has already leveraged the EDA to provide a Design and Development Grant for the Site.
- E² site visit and preliminary assessment
- E² assistance to strengthen the EDA grant proposal
- October 2007 Reuse Workshop
 - Reuse Analysis and Reuse Framework
 - Highlighting key Land Use and Redevelopment
 - Provided reuse considerations for the site
 - Assistance in access issues and road/utility layout



Next Step/Phase II:

Task 1: Finalize Conceptual Site Plan

The October 29th workshop revealed the need for further refinement and delineation of future on-site improvements, including proposed road alignments, water, sewer and electrical utilities, and key considerations for the site's entrance and visual buffers.

Task 2: Organize and Facilitate a Site Reuse Steering Workgroup

E² Inc. will develop a draft spreadsheet to capture the relevant project milestones, funding deadlines, and reuse milestones.

Task 3: Develop a Sustainable Reuse Opportunities Workgroup

E² Inc. will work with the EPA, EDA, Kootenai River Development Council (KRDC), site tenants, local and regional business owners, entrepreneurs, non-profits, business development centers and stakeholders to convene a reuse strategy workgroup. The goal of the workgroup would be to identify a range of compatible, sustainable, and realistic redevelopment opportunities for the long-term reuse of the site.

Estimated cost: The estimated budget for completing Phase II of this work is approximately \$40,000.

Summary:

The EPA, EDA, and the Montana Department of Commerce have made significant financial investments to help spur the remediation and reuse of this site. There is a need to ensure that these resources are coordinated effectively to help generate sustainable, long-term economic growth for the community. The Region is requesting further support from the EPA's Superfund Redevelopment Initiative to continue this coordination that E² just started during the fall of 2007. If we continue providing this support, we have been told by the EDA that there is a strong possibility of another grant in the future to the community which would provide the infrastructure needed for future redevelopment (over \$1.0 million grant).